

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 12, "ZONING", SECTION I, "ESTABLISHMENT OF DISTRICTS, PROVISION FOR AN OFFICIAL ZONING MAP", OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING CERTAIN PROPERTIES AS DESCRIBED BELOW; DECLARING A PENALTY, AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That Chapter 12, "Zoning", Section I, "Establishment of Districts, Provisions For An Official Zoning Map", of the Code of Ordinances of the City of College Station, Texas, be amended as set out in Exhibit "A", attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than Twenty-five dollars (\$25.00) nor more than Two Thousand Dollars (\$2000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.

PASSED, ADOPTED and APPROVED this 15th day of November 2001.

ATTEST:

Connie Hooks, City Secretary

Lynn McIlhaney, Mayor

APPROVED:


City Attorney

EXHIBIT "A"

That the Official Zoning Map of the City of College Station, Section I, "Establishment of Districts, Provisions For An Official Zoning Map", of Chapter 12, "Zoning", is hereby amended as follows:

The following property is rezoned from M-1 Planned Industrial to C-B Business Commercial.

55.55014 acres being all that certain lot, tract, or parcel of land lying and being situated in the J.W. Scott Survey, Abstract No. 49, College Station, Brazos County, Texas, and being a portion of the 192.64 acre tract of land conveyed to College Main Apartments, Ltd., by CSL of Texas, Inc. by deed dated December 15, 1999 and recorded in Volume 3687, Page 258 of the Official Records of Brazos County, Texas (O.R.B.C.), and being more particularly described in the attached Exhibit "B", Metes and Bounds, and shown graphically in Exhibit "C".

FIELD NOTES
55.5014 ACRE TRACT
J.W. SCOTT SURVEY, A-49
COLLEGE STATION, BRAZOS COUNTY, TEXAS

Being all that certain tract or parcel of land lying and being situated in the J.W. SCOTT SURVEY, Abstract No. 49, College Station, Brazos County, Texas and being a portion of the 192.64 acre tract of land conveyed to College Main Apartments, Ltd., by CSL of Texas, Inc. by deed dated December 15, 1999 and recorded in Volume 3687, Page 258 of the Official Records of Brazos County, Texas (O.R.B.C.), and being more particularly described by metes and bounds as follows:

BEGINNING: at a 1/2-inch iron rod at an 8" creosote post fence corner marking the north corner of the beforementioned 192.64 acre tract, the occupied west corner of the Diane Peters, et al 46.19 acre tract described in Volume 223, Page 111, Brazos County Deed Record (B.C.D.R.) and being in the southeast right-of-way line of Farm-to-Market Road No. 60 (based on a 120-foot width as recorded in Volume 405, Page 623 [B.C.D.R.]);

THENCE: along an old wire fence marking the common occupied line between the said 192.64 acre tract and the 46.19 acre tract for the following four (4) calls:

- 1) S 55° 43' 00" E for a distance of 119.53 feet to a 32-Inch Post Oak Tree marking an angle point in the said fence line,
- 2) S 48° 12' 45" E for a distance of 162.98 feet to a 32-Inch Post Oak Tree marking an angle point in the said fence line,
- 3) S 45° 21' 54" E for a distance of 128.28 feet to a 26-inch Post Oak Tree marking an angle point in the said fence line and
- 4) S 46° 35' 11" E for a distance of 986.09 feet to a set 1/2-inch iron rod for the most easterly corner of this 55.5014 acre tract, from whence a found 1/2-inch iron rod marking the south corner of the said 46.19 acre tract bears S 46° 35' 11" E at a distance of 283.31 feet for reference;

THENCE: S 42° 10' 12" W into the interior of the said 192.64 acre tract for a distance of 1762.53 feet to a set 1/2-inch iron rod for corner;

THENCE: 373.73 feet in a clockwise direction along the arc of a curve having a central angle of 07° 16' 35", a radius of 2940.00 feet, a tangent of 186.94 feet and a long chord bearing N 44° 13' 23" W at a distance of 373.12 feet to a 1/2-inch iron rod set for the Point of Tangency;

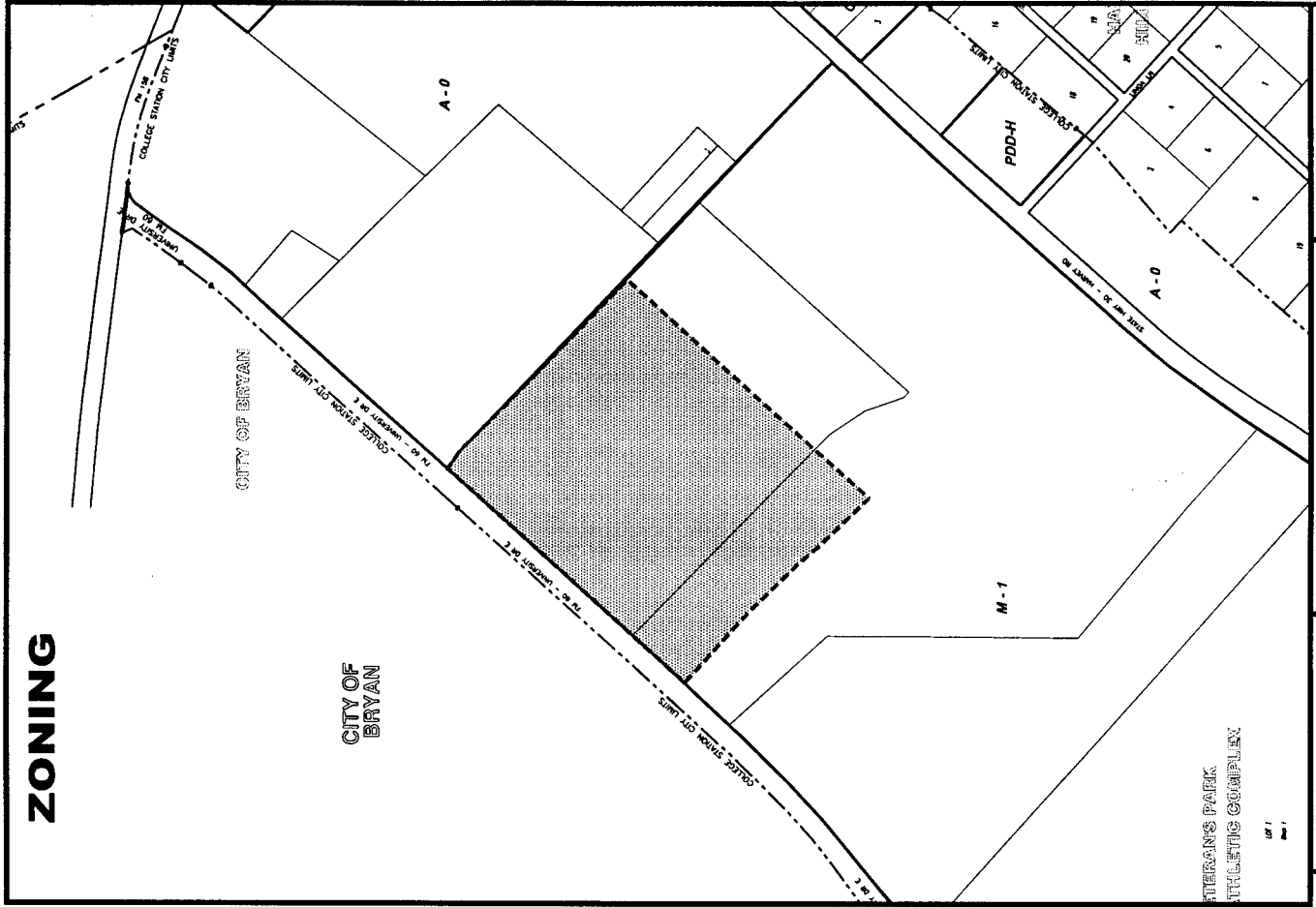
THENCE: N 40° 35' 05" W for a distance of 135.53 feet to a set 1/2-inch iron rod for the Point of Curvature of a curve to the left;

THENCE: 386.95 feet along the arc of said curve having a central angle of 07° 14' 43", a radius of 3060.00 feet, a tangent of 193.73 feet and a long chord bearing N 44° 12' 27" W at a distance of 386.69 feet to a set 1/2-inch iron rod for the Point of Tangency;

THENCE: N 47° 49' 48" W for a distance of 502.65 feet to a set 1/2-inch iron rod for the most westerly corner of this tract and being in the beforementioned southeast right-of-way line of Farm-to-Market Road No. 60, from whence a found 1/2-inch iron rod marking the most westerly corner of the said 192.64 acre tract bears S 42° 10' 12" W at a distance of 382.43 feet for reference;

THENCE: N 42° 10' 12" E along said right-of-way line, at 627.30 feet pass a found concrete right-of-way marker for reference, at 1526.45 feet pass a found concrete right-of-way marker for reference, continue for a total distance of 1706.96 feet to the POINT OF BEGINNING and containing 55.5014 acres of land, more or less.

ZONING



CHECK BY: _____
DATE: _____

REZONING

CASE: 01-216

NOT TO SCALE

HOTEL / CONFERENCE CENTER

City of College Station, Texas
PLANNING DIVISION



NOTIFICATION AREA

